

¶ Ex. 2

NOT INSURED

THIS INDENTURE MADE the 21st day of January
in the year of our Lord Two Thousand and Nineteen (2019)

BETWEEN

Patrice Laporte
(hereinafter called the Grantor(s), of the one
part) and

Erion Real Estate Investors, LLC a PA LLC
(hereinafter called the Grantee(s) of the other
part)

WITNESSETH, That the said Grantor(s) for and in
consideration of the sum or
SIX THOUSAND Dollar(s) (\$6,000.00) lawful money of the
United States of America, unto him, her, them well and
truly paid by the Grantee(s), at or before the sealing and
delivery hereof, the receipt whereof is hereby
acknowledged, has/have granted, bargained and sold,
released and confirmed and by these presents do/does grant,
bargain and sell, release and confirm unto the said
Grantee(s), his, her, their heirs and assigns, in fee.

SEE ATTACHED LEGAL DESCRIPTION

MARKED EXHIBIT "A"

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground with the two story brick messuage or tenement thereon erected.

SITUATE on the East of Wanamaker Street at the distance of 360 feet 6 inches Southward from the South side of Girard Avenue.

CONTAINING in front or breadth on Wanamaker Street 15 feet and extending in length or depth Eastward of that width between parallel lines at right angles to Wanamaker Street 55 feet to a certain 3 feet wide alley which extends Northward into Girard Avenue and Southward into a certain other 3 feet wide alley which last mentioned alley leads Southeastward from Wanamaker Street to 58th Street.

BEING NO. 519 N. Wanamaker Street.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, her, them the Grantor(s), as well as in equity, of, in, and to the same.

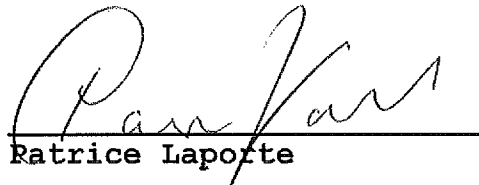
TO HAVE AND TO HOLD the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned and intended to so be, with the appurtenances, unto the said Grantee(s), his, her, their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), his, her, their heirs and assigns, forever.

UNDER AND SUBJECT TO RESTRICTIONS AS OF RECORD.

AND the said Grantor(s), for his, her, their heirs, executors and administrators, do/does covenant, promise and agree to and with the Grantee(s), his, her, their heirs and assigns, by these presents, that the said Grantor(s) and his, her, their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee(s), his, her, their heirs and assigns, against the said Grantor(s) and his, her, their heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them, shall and will Subject as aforesaid **WARRANT AND FOREVER DEFEND.**

IN WITNESS WHEREOF, the party/ies of the first part hereunto set his, her, their hand(s) and seal(s). Dated the day and year first above written.

Sealed and Delivered
In the presence of us:


Ratrice Laporte

Commonwealth of Pennsylvania
County of Philadelphia

ss:

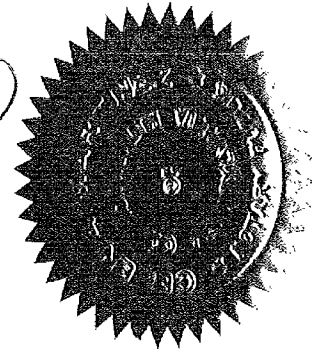
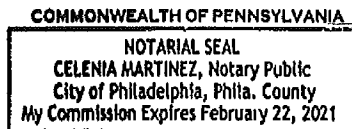
On this, the 21st day of January
2019, before me, a Notary Public for the Commonwealth of
Pennsylvania, residing in the _____
the undersigned Officer,
personally appeared,

Patrice Laporte

known to me (satisfactorily proven) to be the person(s)
whose name(s) is are subscribed to the within instrument,
and acknowledged that he, she, they executed the same for
the purposes therein contained.

I hereunto set my hand and official seal.

Celenia Martinez
Notary Public



DEED

Patrice Laporte

TO

Erion Real Estate Investors, LLC a PA LLC

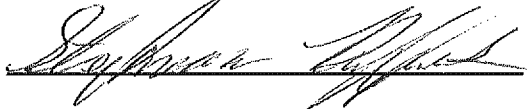
Premises:

519 N. Wanamaker Street
Philadelphia, PA

The address of the above
Named Grantee(s) is

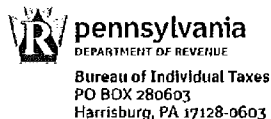
519 N Wanamaker St
Phila. PA

On behalf of the Grantee(s):



PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION		BOOK NO. <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	PAGE NO. <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).		DATE RECORDED <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
CITY TAX PAID <div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
A. CORRESPONDENT — All inquiries may be directed to the following person:			
NAME Erion Real Estate Investors, LLC a PA LLC		TELEPHONE NUMBER: AREA CODE <div style="border: 1px solid black; width: 40px;"></div>	
STREET ADDRESS 519 N. Wanamaker Street		CITY Philadelphia	
STATE PA		ZIP CODE <div style="border: 1px solid black; width: 60px;"></div>	
B. TRANSFER DATA			
GRANTOR(S)/LESSOR(S) Patrice Laporte		DATE OF ACCEPTANCE OF DOCUMENT: GRANTEE(S)/LESSEE(S) Erion Real Estate Investors, LLC a PA LLC	
STREET ADDRESS 519 N. Wanamaker Street		STREET ADDRESS 519 N. Wanamaker Street	
CITY Philadelphia		CITY Philadelphia	
STATE PA		STATE PA	
ZIP CODE <div style="border: 1px solid black; width: 60px;"></div>		ZIP CODE <div style="border: 1px solid black; width: 60px;"></div>	
C. PROPERTY LOCATION			
STREET ADDRESS 519 N. Wanamaker Street		CITY, TOWNSHIP, BOROUGH Philadelphia	
COUNTY Philadelphia		SCHOOL DISTRICT Philadelphia	
TAX PARCEL NUMBER 043140900			
D. VALUATION DATA			
1. ACTUAL CASH CONSIDERATION \$6,000.00		2. OTHER CONSIDERATION + \$676.27	
3. TOTAL CONSIDERATION = \$6,676.27			
4. COUNTY ASSESSED VALUE \$48,800.00		5. COMMON LEVEL RATIO FACTOR x 1.01	
6. FAIR MARKET VALUE = \$49,288.00			
E. EXEMPTION DATA			
1A. PERCENTAGE OF EXEMPTION 0.0		1B. PERCENTAGE OF INTEREST CONVEYED 100.0	
2. Check Appropriate Box Below for Exemption Claimed			
<input type="checkbox"/> Will or Intestate succession (NAME OF DECEDENT) (ESTATE FILE NUMBER)			
<input type="checkbox"/> Transfer to Industrial Development Agency.			
<input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement).			
<input type="checkbox"/> Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ <div style="border: 1px solid black; width: 60px;"></div>			
<input type="checkbox"/> Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).			
<input type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number <div style="border: 1px solid black; width: 60px;"></div> , Page Number <div style="border: 1px solid black; width: 60px;"></div>			
<input type="checkbox"/> Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).			
<input type="checkbox"/> Corrective deed (Attach copy of the prior deed).			
<input checked="" type="checkbox"/> Other (Please explain exemption claimed, if other than listed above.) This is a bonafide transaction at arms length and \$6,000.00 is the actual consideration. Transfer taxes are paid on Total Consideration which includes unpaid property taxes. Property is in shell condition and requires complete rehab.			
Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.			
SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY 			DATE 1/21/19

REV-183 EX (04-10)



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name

Telephone Number:

Erion Real Estate Investors, LLC a PA LLC

Mailing Address

519 N. Wanamaker Street

City

Philadelphia

State

PA

ZIP Code

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Patrice Laporte

Mailing Address

519 N. Wanamaker Street

City

Philadelphia

State

PA

ZIP Code

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

Erion Real Estate Investors, LLC a PA LLC

Mailing Address

519 N. Wanamaker Street

City

Philadelphia

State

PA

ZIP Code

D. REAL ESTATE LOCATION

Street Address

519 N. Wanamaker Street

City, Township, Borough

Philadelphia

County

Philadelphia

School District

Philadelphia

Tax Parcel Number

043140900

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration

6,000.00

2. Other Consideration

+ 676.27

3. Total Consideration

= 6,676.27

4. County Assessed Value

48,800.00

5. Common Level Ratio Factor

X 1.01

6. Fair Market Value

= 49,288.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

0.00

1b. Percentage of Grantor's Interest in Real Estate

100

1c. Percentage of Grantor's Interest Conveyed

100

Check Appropriate Box Below for Exemption Claimed.☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☒ Other (Please explain exemption claimed.) This is a bonafide transaction at arms length and \$6,000.00 is the actual consideration. Property in shell condition. Transfer tax paid on total consideration that includes unpaid property taxes.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.